

Survey of General Planning Jurisdiction Characteristics

In the development of a guidance document for the MCTC and stakeholders for our March 13, 2013, workshop, we would greatly appreciate the input of local planning staff in the assessment of their specific planning jurisdictions by Traffic Analysis Zones (TAZ) developed in the Moore County travel demand model. Please follow the guide below in the provision of information about your jurisdiction's anticipated future growth and development based on known and existing data, policy, and infrastructure limitations. Any additional information about special circumstances and areas that you believe need a more regional approach to their assessment are also appreciated.

This survey includes general questions about your jurisdiction and the data-based expectations for future growth and development; spreadsheet assessment of characteristics present in each TAZ; and a separate spreadsheet that should be the summary estimate of expected growth inside each TAZ in the following categories:

Population	Total
Households	Total
Employment	Total
Industry	
Retail	
Hwy Retail	
Services	
Service	
Office	
Rec_Emp	
Hotel_Emp	

Thank you for your participation and collaborative efforts in the development of the Moore County Travel Demand Model (TDM).

General Information by Planning Jurisdiction and TAZ's:

(Information may be provided as an attachment)

Planning jurisdiction: Pinehurst, NC

1. Please provide a general description of your jurisdiction's demographic profile and include as much supportive data as is necessary to support your conclusions including specifically household type (1, 2,4,5 person households).
 - **The Village spans approximately 14 square miles. From 2000 to 2010, the US Census Bureau indicated the population grew from 9,706 to 13,124. That is an increase of 35% in a ten-year period.**
 - **There are still 2200 plated lots**
 - **With the county increasing our intensity allocation the Village is now evaluating several multi-family proposals with up to six units to the acre.**
2. Do you expect this apportionment to change between now and 2030? If so, how?
 - **No we do not expect change but moving toward build out with voluntary annexation or further expansion of the ETJ**
3. In terms of growth pertaining to just your jurisdiction, please define the numerical range that your planning department would consider to describe the following:

For population and households

- a. **Low Growth – 1-20 % change**
- b. **Medium Growth -20-50% change**
- c. **High Growth –greater than 50% change**

For Employment

- d. Low Growth- sloe proprietor – business with one to three employees
- e. Medium Growth – new business with ten to twenty-five employees
- f. High Growth – the remaining five acre in the hospital zoning district. The largest medical facilities which have historically gone in that area average 100 employees per acre.

Note: These may be the same or different for population and employment depending on your jurisdiction. As a starting point, you may want to look at historical data and determine your lowest and highest growth values for each category. The difference should then be a division into the three ranges of high, medium, and low.

Does your planning jurisdiction include TAZ's that you believe would benefit from committee consideration and discussion? This would require local representation to bring the TAZ data and concerns to the committee floor. If so please list the TAZs you would like to nominate for committee discussion: **no**

Please provide as much information as possible about the following: by TAZ-narrative & map provide

TAZ 161(#8 & Gun club)-538 new households, 2030 2.55 HH proj, 2010- 3364+1371prprojected=4735 Residential Growth Estimates

#8 golf course property-138 acres + 35 acres=173-(20 %(floodplain & rd.) 34 acres) = potential of 139 new lots.

Add 18.37 acre tract in ETJ= R-30 will be $18 \times 20\% = 18 - 3.6 = 14.40$ acres $\times 43,560 = 627,264$ sq. ft./30000 sq. ft.=20.91 developable lots needed to be added

Vacant R-10 lots west of Gun Club =133

Vacant R-10 lots east Gun Club south of Bradley =56

Vacant R-10 lost south of Pierce=30

Vacant R-10 lots north of Forest=64

Vacant R-10 lots remaining in TAZ 161=117 + 42=159

Total vacant lots in TAZ 161= 133+56+30+64+159=**442** vacant lot

442 x .85 to account for marginal lots = **378** vacant buildable lots

139 new lots+21 new lots + 378 vacant lots=538 new house holds x 2030 year household estimate of 2.55= 1,371 projected population increase in 2030

Added 538 units in 2030

2010 Household# 1500

538/1500=36% increase in number of households in 20 years

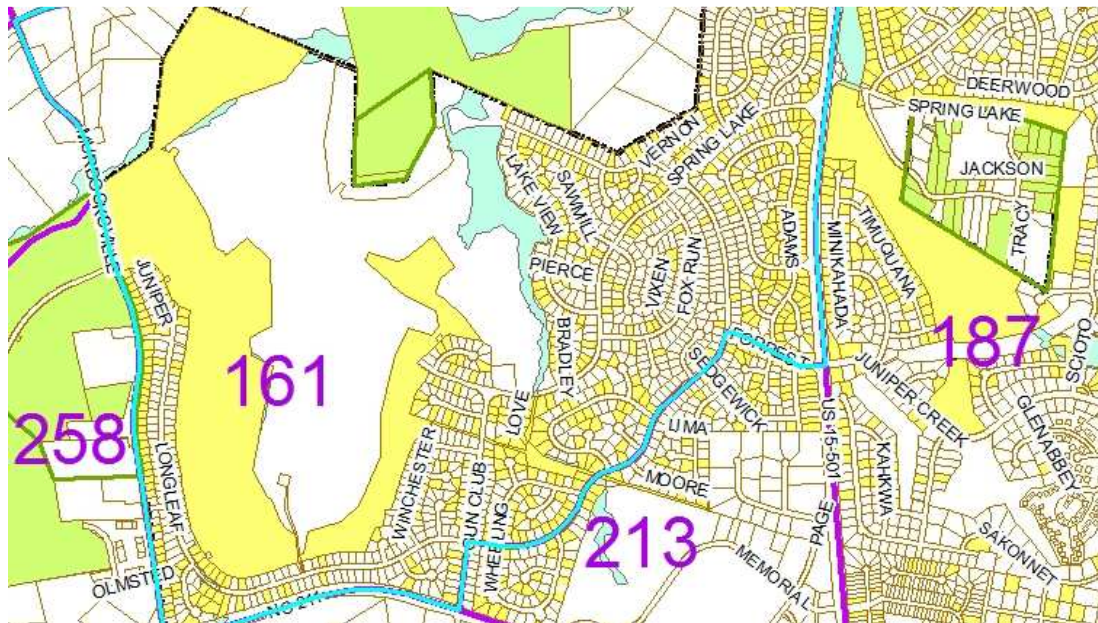
36=medium growth

Growth Standards

1-20% change=low

20-50% change=medium

Greater than 50= high

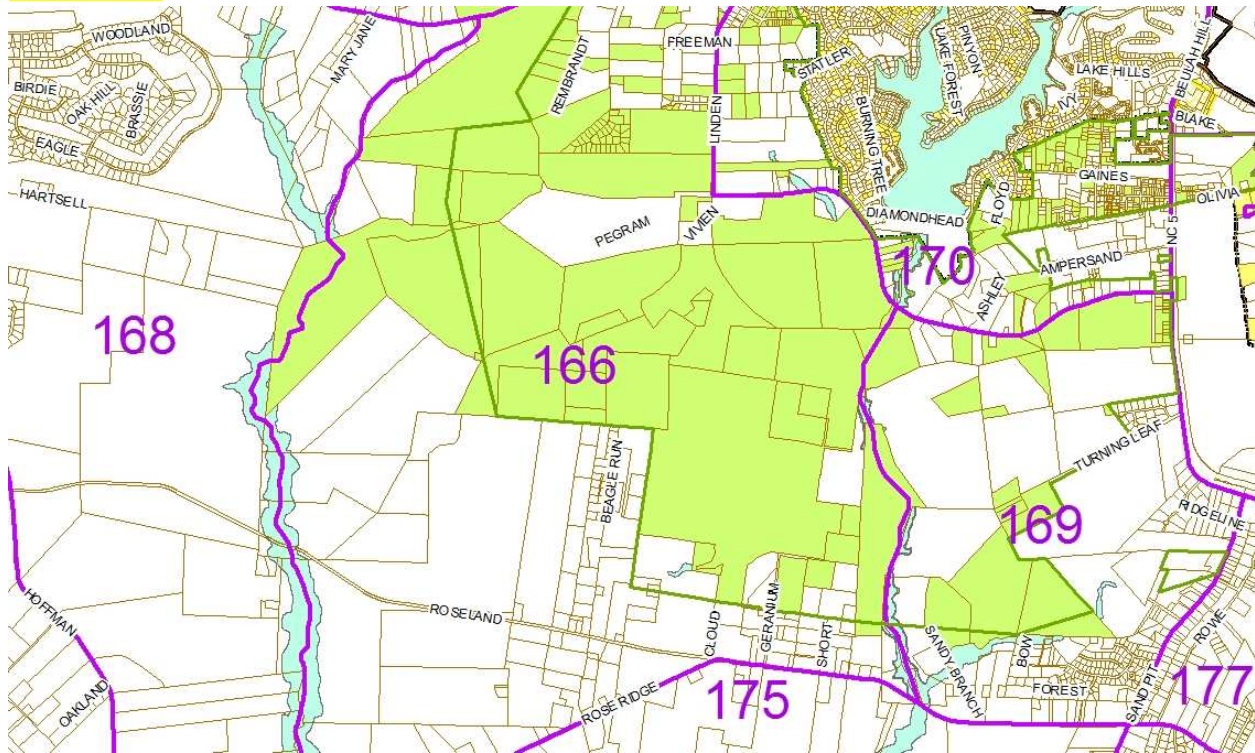


TAZ 166-ETJ west of 169 south of Linden Road

2000 acres in WS II – 1 unit to acre

2000 units x 2.55 household size=5100 for a 2030 projection.

low growth.

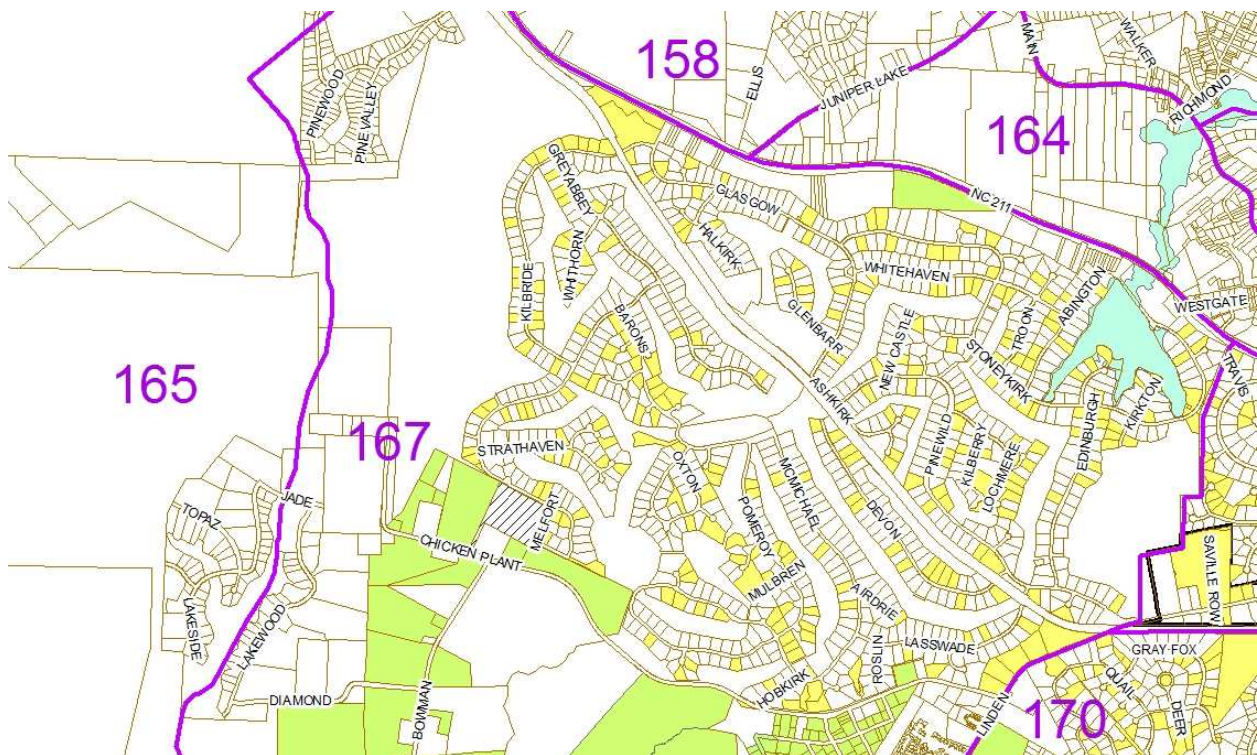


TAZ 167 Pinewild and ETJ vacant lots along Bowman Road and Chicken Plant

180 vacant lots in the Pinewild Subdivision and 20 vacant residential acres in ETJ, 50 acres vacant OP

180X2.55=459 population increase in 2030

Low growth

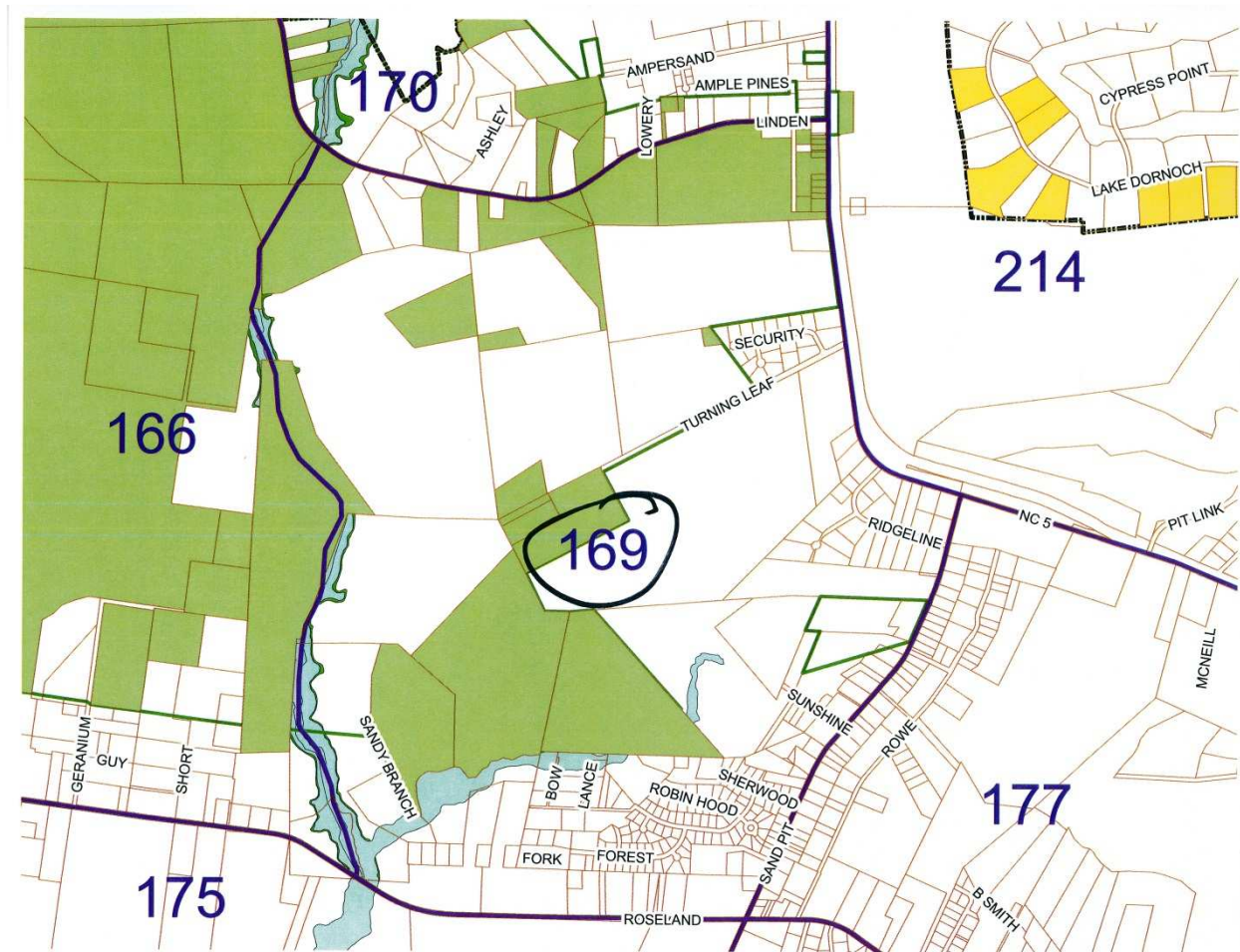


TAZ 169 includes Moore County landfill 688 available acres -270 for landfill=418 acres

In WSII= 1 unit to the acre or 418 units x 2.55 persons per unit =890 pop in 2030

This TAZ is shared with Aberdeen so the projection is for the portion of the TAZ in our jurisdiction.

low growth.



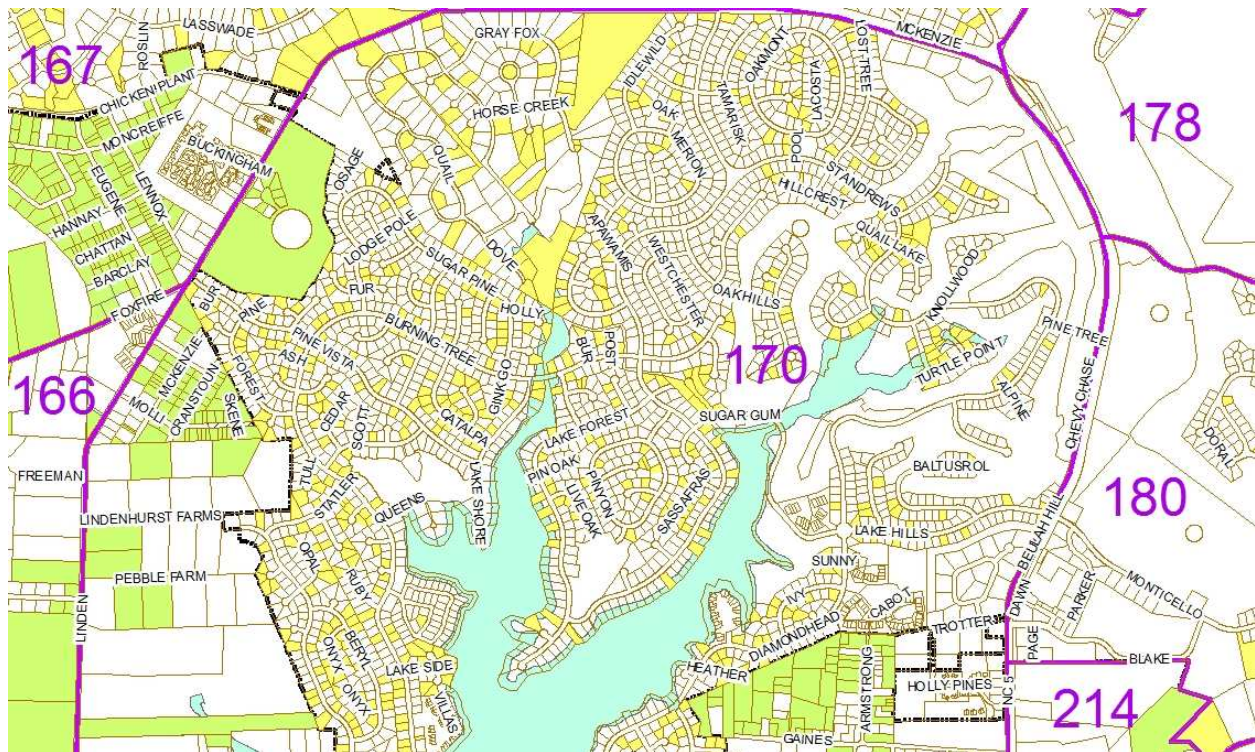
TAZ 170 Lake Pinehurst AREA- **Low growth**

423 platted vacant lots, 34 acres developable at 4 units to the acre=136 lots

Rural acres- 37 at (one unit to the acre)=37 lots,= Totals 423 +136=559 w/water and sewer

Rural area limited one unit an acre or 37 lots=559 +37=596 x2.55=1,579 proj. population

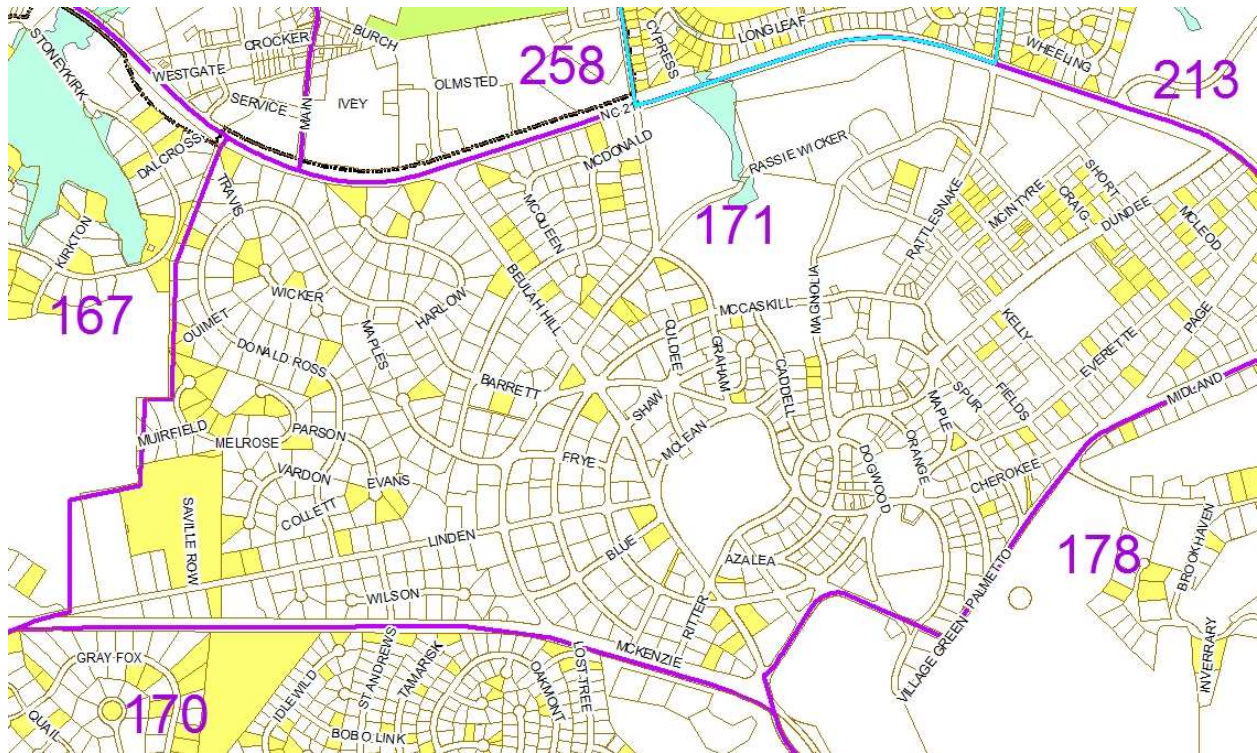
R-5 vacant land 100 not expected to develop in 2030 threshold- Jackson Hamlet and Rural lots



TAZ 171 Old Town out to Linden Close-**low growth residential** + new core/Village Place-high growths

128 vacant lots + 19 lots with infrastructure at Linden Close = $147 \times 2.55 = 378$ population growth –Single Family

The area formerly know as New Core now called Village Place= Village working toward Master Development = 100,000 retail, 100,000 sq. ft. office professional, 100,000 sq. ft. non-single family- Mixed Use Development=See zoning acre below:



VR (Village Residential) = 5.67 acres

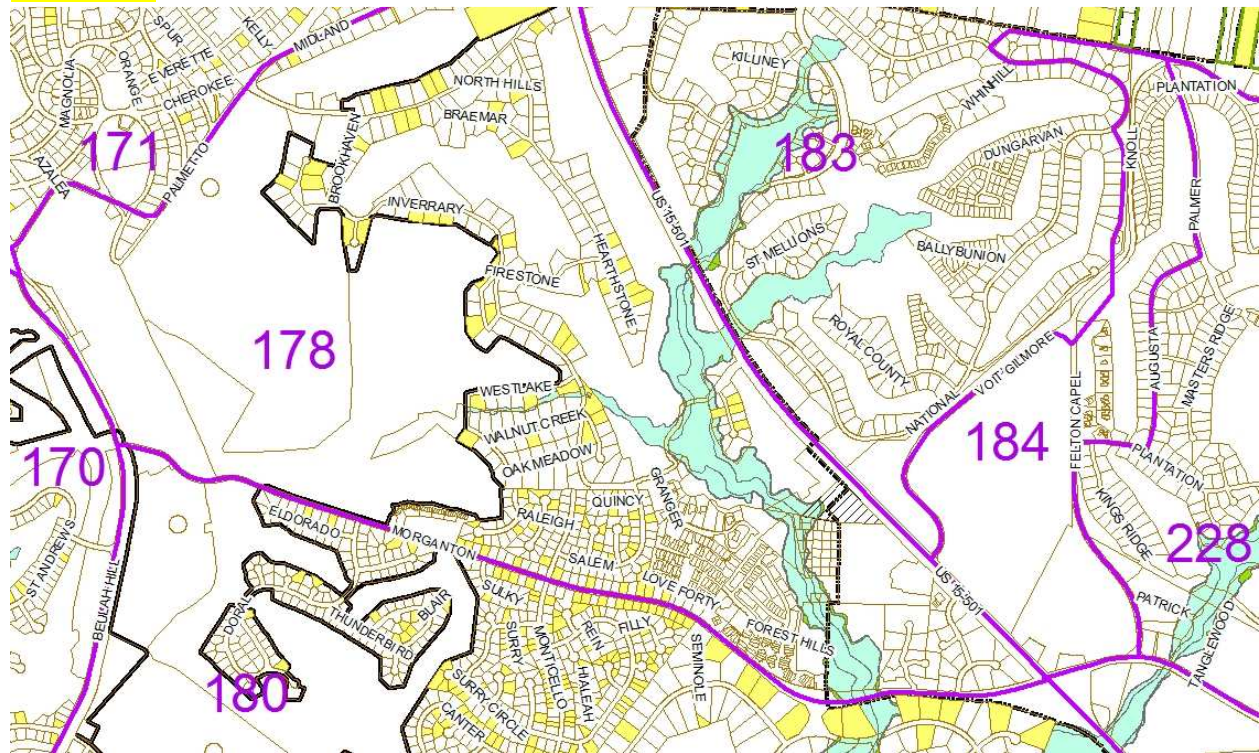
VMU (Village Mixed Use) = 25.63 acres

VCP (Village Cottage Professional) = 4.25 acres

Total Acreage = 35.55 acres

TAZ 178 southwest of traffic circle bounded on the north by Midland Road and on the East US 15-501.
**40 Vacant single family lots + 38 lots remaining in the Villas at Forest Hills (multi-family condos)=
78 units x 2.55=198 population increase**

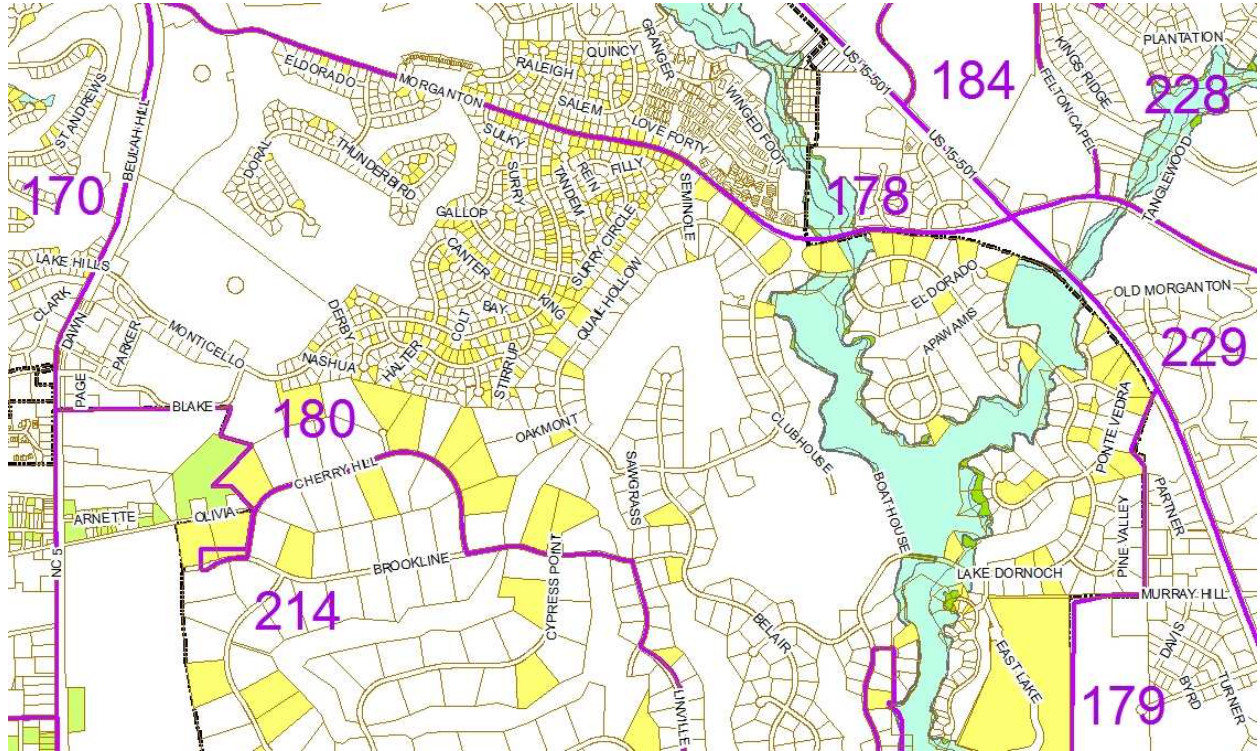
Low growth



TAZ 180-Monticello Area, Morganton, part of CCNC

216 vacant lots

East Lake Subdivision -130 lots at build out, total lots = $346 \times 2.55 = 882$ population added by 2030

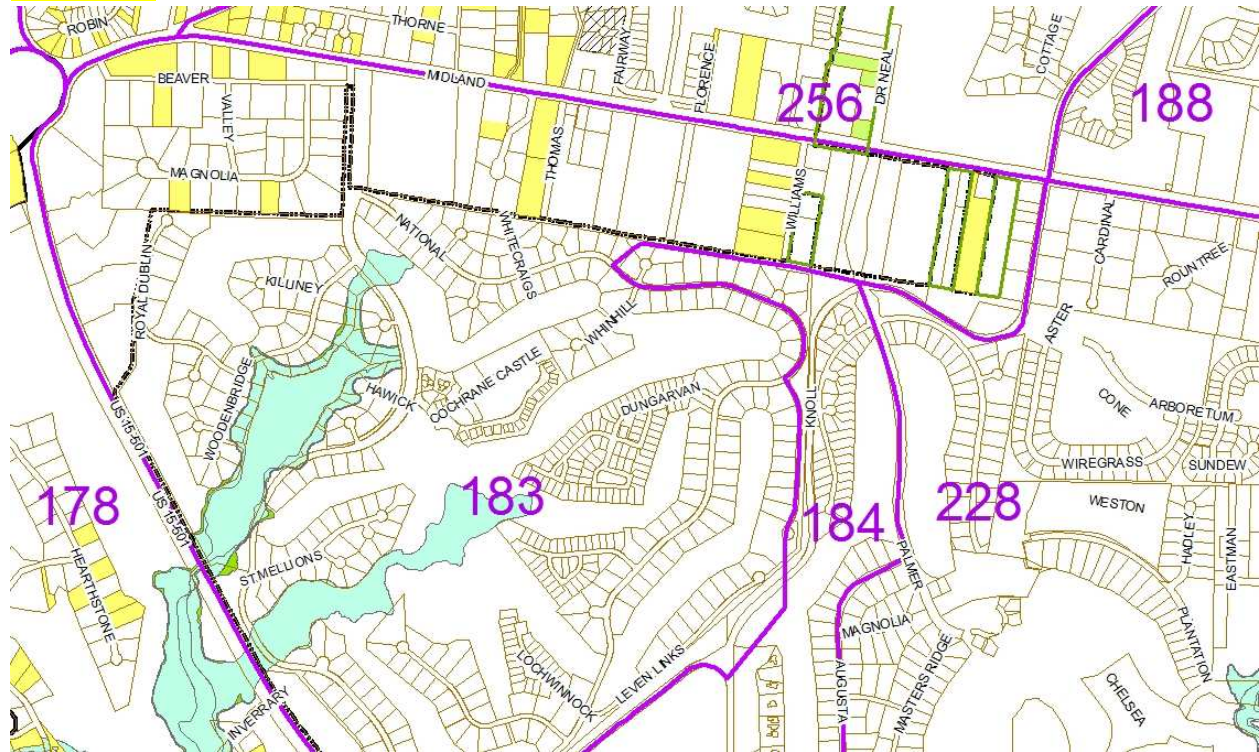


TAZ 183 Southeast of traffic circle bounded on the north by Midland Road and West by US 15-501

13 vacant lots x 2.55=33 (70 units proposed rezoning but it has not gone through the public hearing process)

In the next twenty years now that additional water has been provided for the Carolina Eye expansion, the Midland Green development may come back through the approval process. The previous proposal request was for 132,000 sq. ft. of development or a 14.5 acre retail site.

Low growth

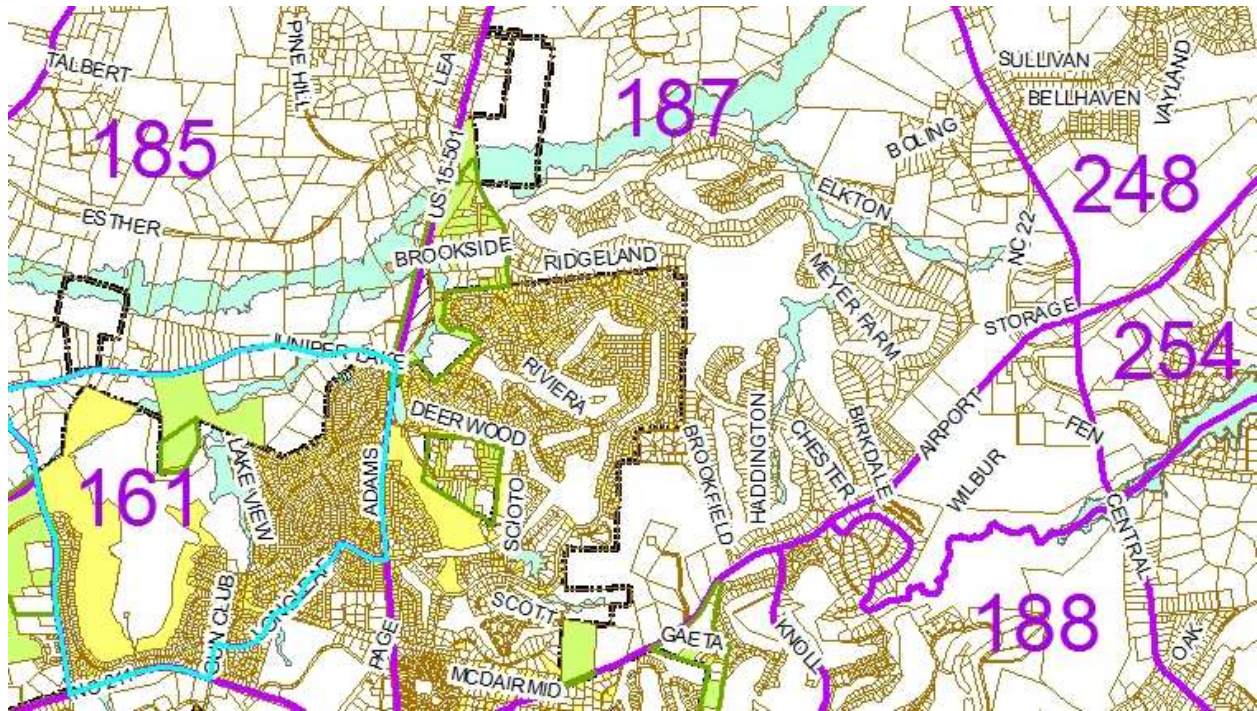


TAZ 187 northeast of traffic circle bounded by 15-501 to the west and a small area of Midland road and Airport road to the south.

416 vacant lots x 2.55=1060 population for 2030

Build out of #6 and the platted lots

Low growth

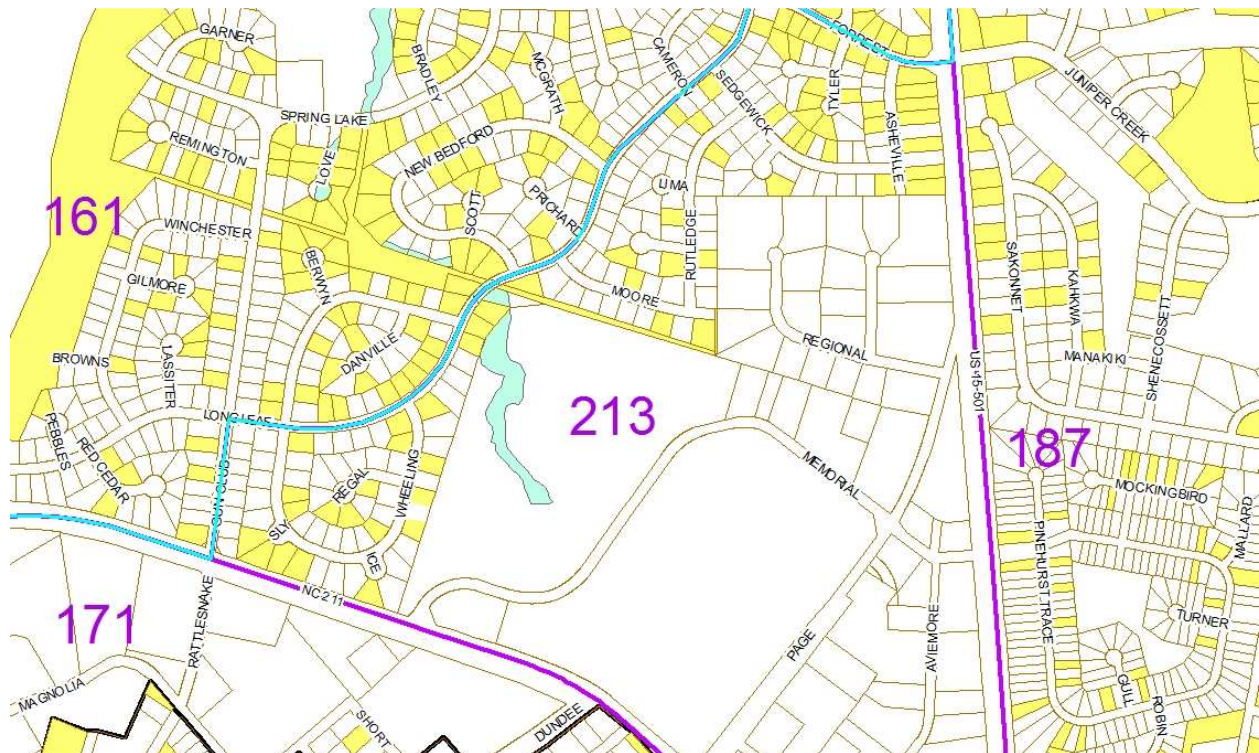


TAZ 213 northwest of traffic circle bounded by us 15-501 to the east NC 211 to the south Gun Club, Longleaf and Forrest to the north and west.

62 vacant lots x 2.55=158

Low growth

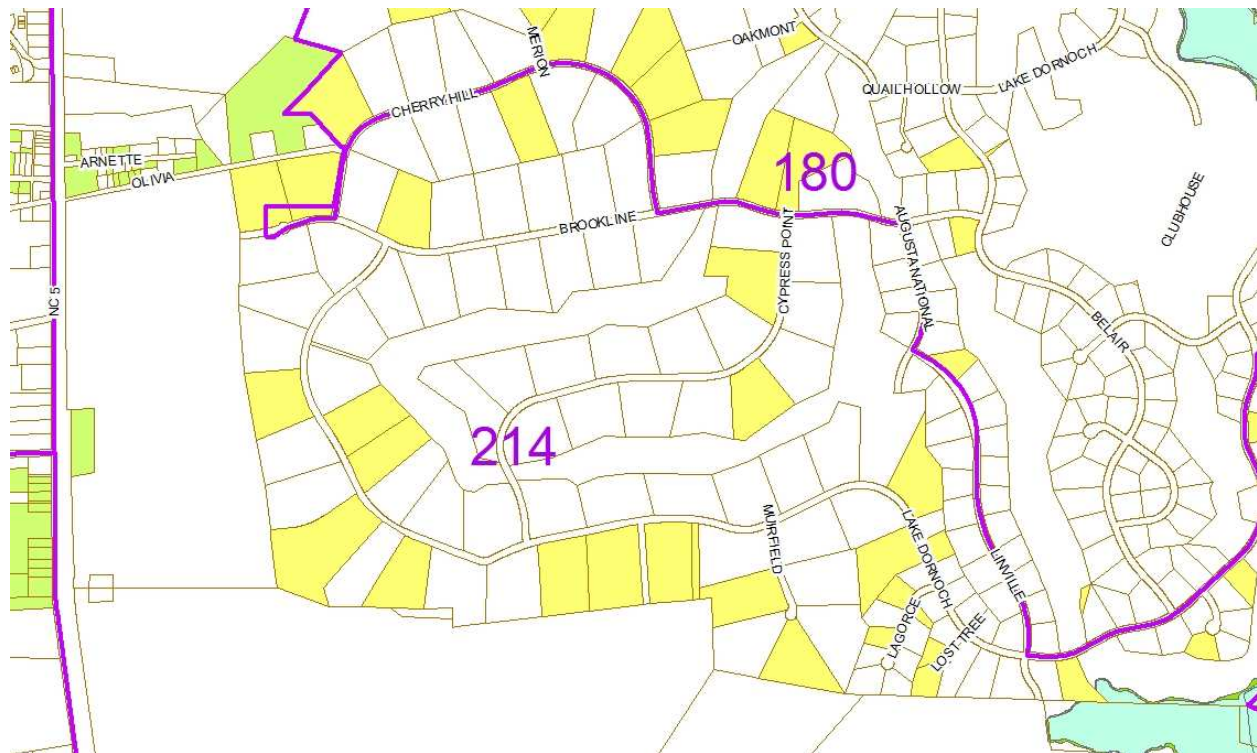
Non-residential growth- Hospital Zoning District has five acres remaining for development. Historically the developments average 100 employees an acre = 5 acres x 100 employees = 500 employees added in 20 years. **High growth**



TAZ 214 in Pinehurst made up of the Country Club of North Carolina and the East Lake Subdivision

East Lake at CCNC. Approved in 2007. Planned residential development consisting of 99 estate and cluster lots on 130 acres. One estate lot built upon and around 10 cluster lots built on. Applicant just revised subdivision to change 6 estate lots into 15 cluster lots.

Estimate build out in 2030 of 23 vacant lots in CCNC and 100 lots in East Lake.



TAZ 256 east of the traffic circle bounded on the south by Midland and on west/north west by Airport and on the east by Dr. Neil Road – 28 vacant lots

$28 \times 2.55 = 71$ people added in 2030

Low growth is projected in Pinehurst



TAZ 258- Murdocksville Road North of 211

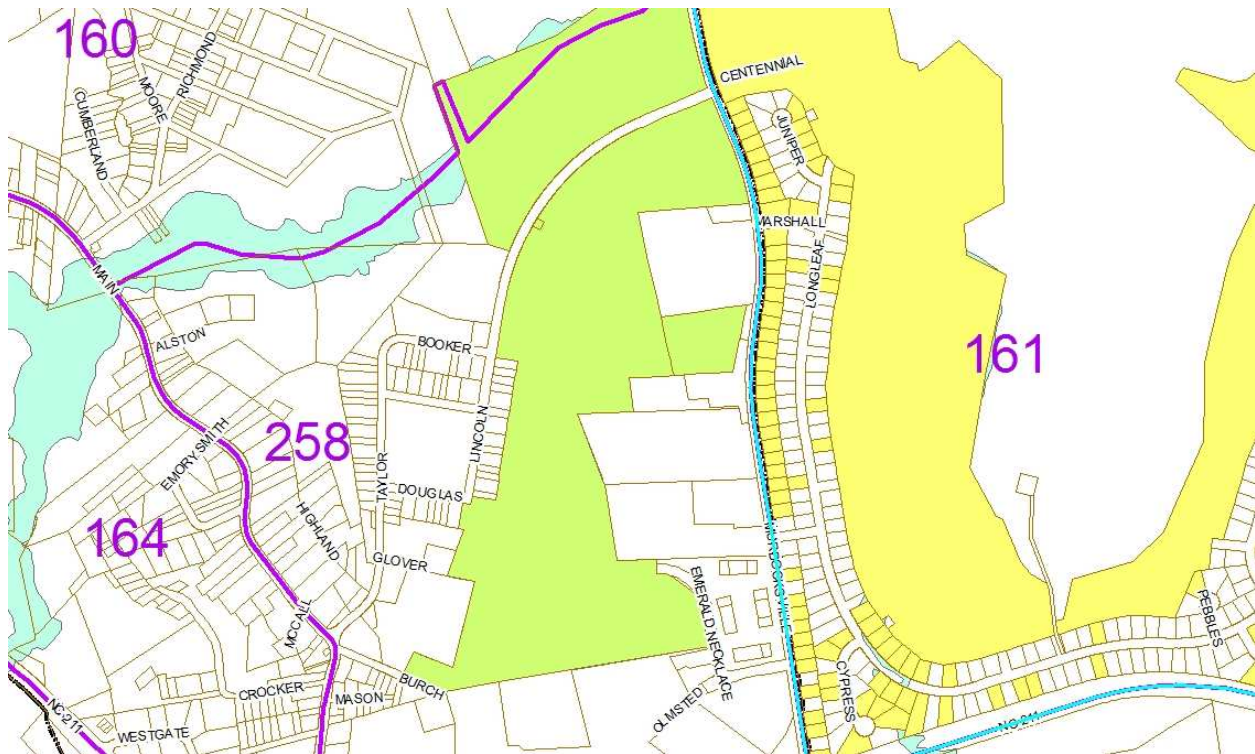
86 Acres

5 for proposed senior housing =56 units

80 acres remaining watershed regs. limits to 2 units per acres

Potential for 216 new residential lots in 2030

Low growth



d)

Employment:

Please provide general insight into your jurisdiction's economic development plans for job creation and industry/commercial recruitment:

1. Development or expansion of industrial parks and commercial centers: **with the exception of the Village's –Infill project known as New Core-Village Place (TAZ 171) we are not projecting any large commercial project. However, since the County has upgraded fire pressure down midland road there the possibility of commercial development next to Carolina Eye in TAZ 183**

2. Expectations and plans for your jurisdiction in terms of employment and economic development meaning locations and jobs created. **Hospital Zoning District is the largest Economic Engine- 5 acres remain- 100 employees an acre is our historic trend –TAZ 213**
3. Hotels, Motels, and Resorts - new locations or expansions anticipated by 2030. -**NO**
4. Do you have any existing or expected special generators such as convention centers and/or significant, sustained tourist attractions? **New Core now known as Village Place- TAZ 171-Mixed Use Development-Proposed by Pinehurst on mostly our land with a Master developer (See Notes)**

Notes on each traffic zoned attached below:

TAZ 161(#8 & Gun club)-538 new households, 2030 2.55 HH projected, 2010-3364+1371projected=4735

Residential Growth Estimates

#8 golf course property-138 acres + 35 acres=173-(20 %(floodplain & rd.) 34 acres) = potential of 139 new lots.

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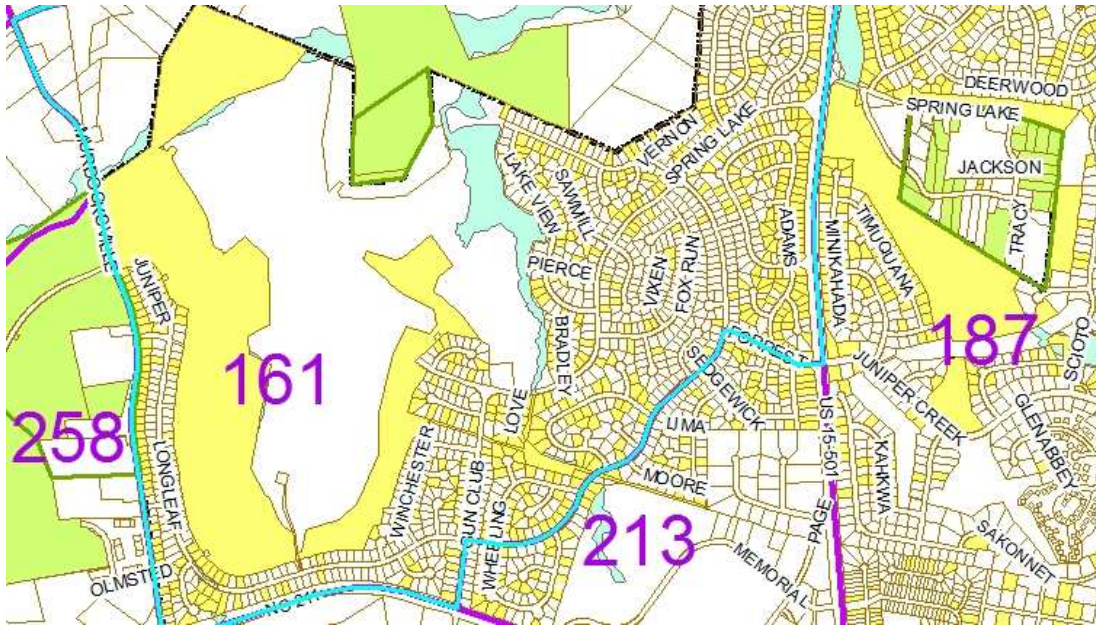
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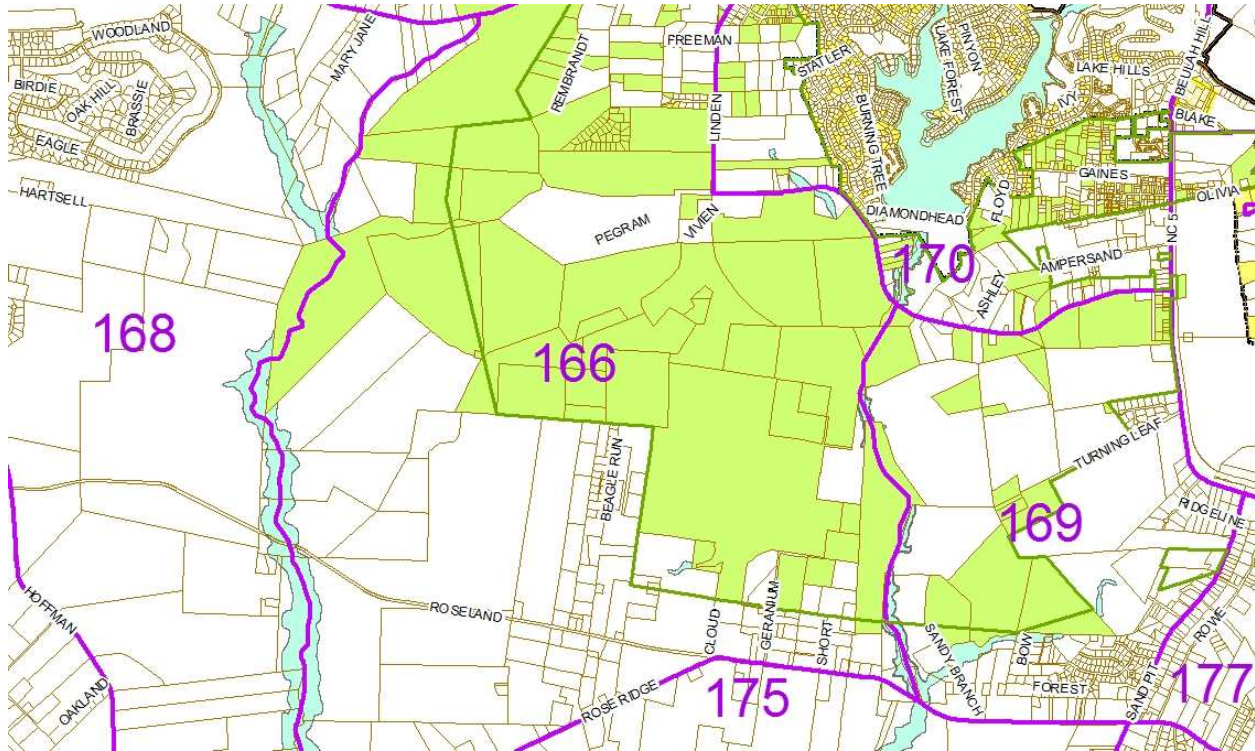


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This area would be considered low growth.

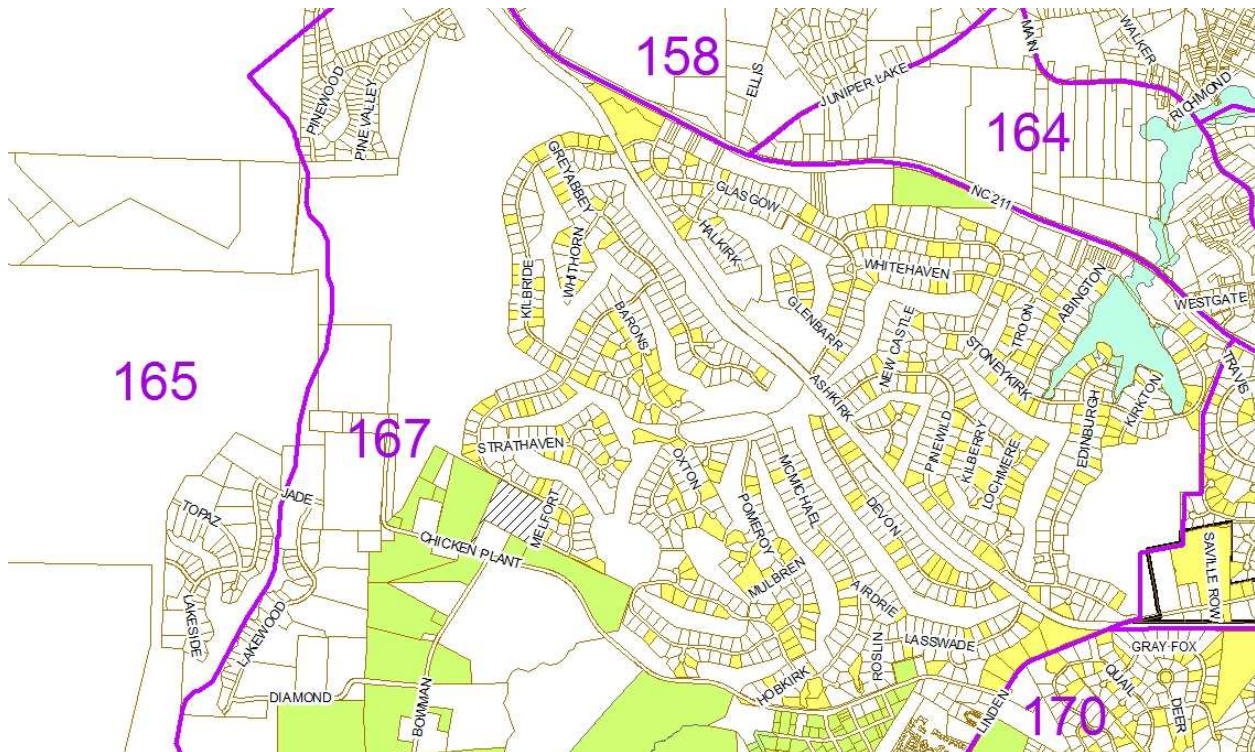


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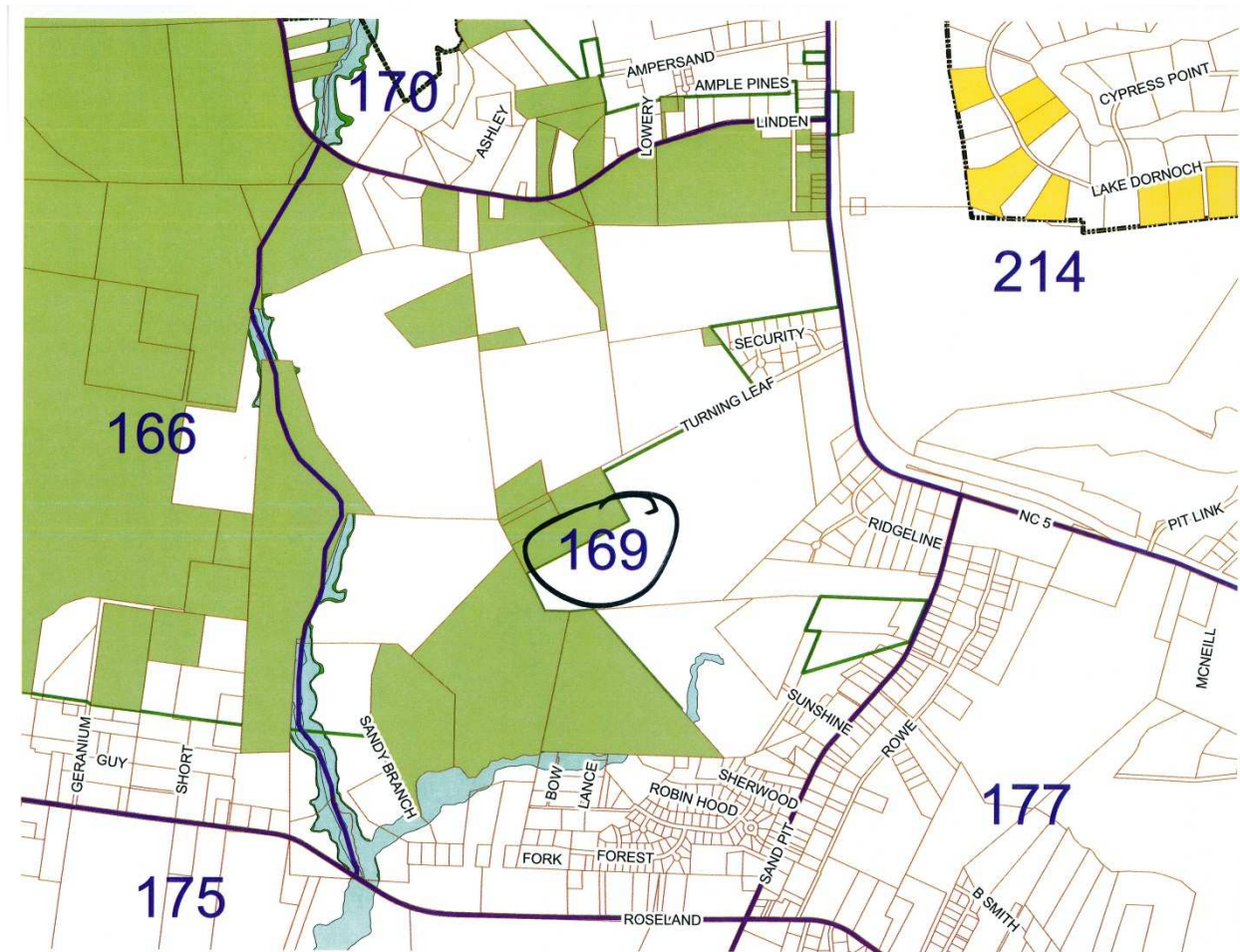


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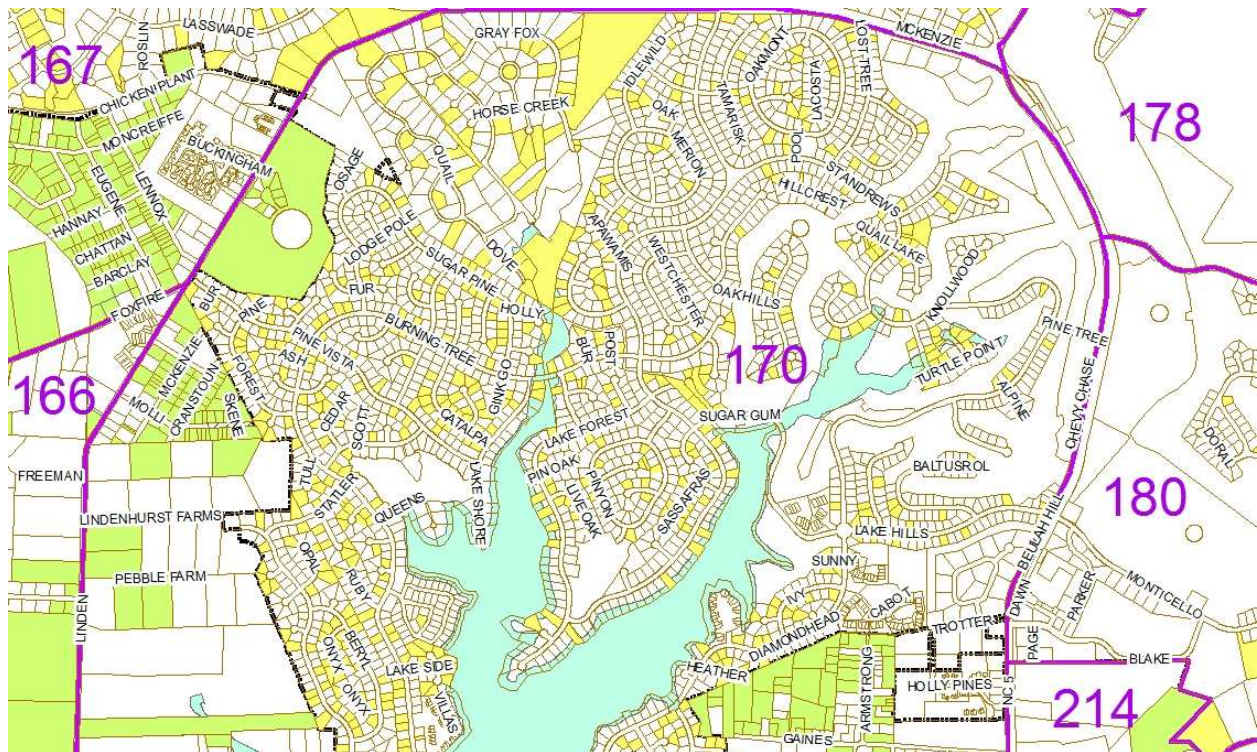
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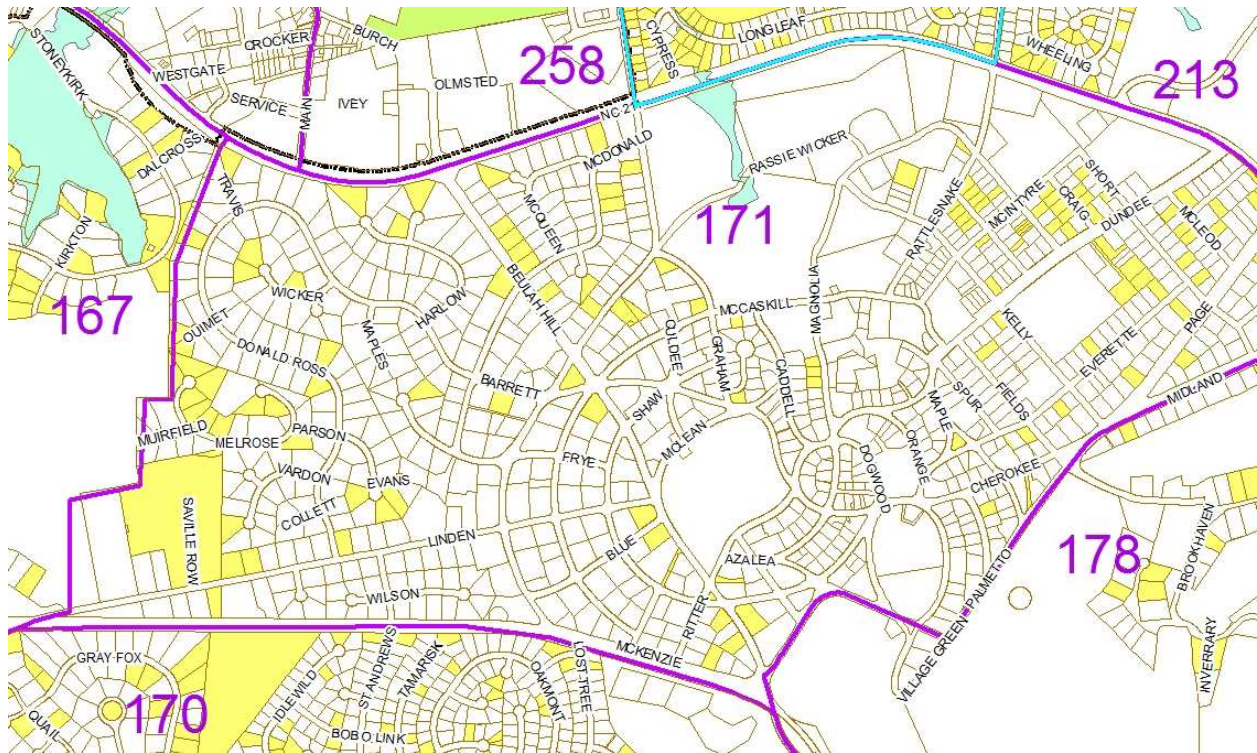


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(Project known as Traditions of old town vacant but would develop by 2030-20 units)

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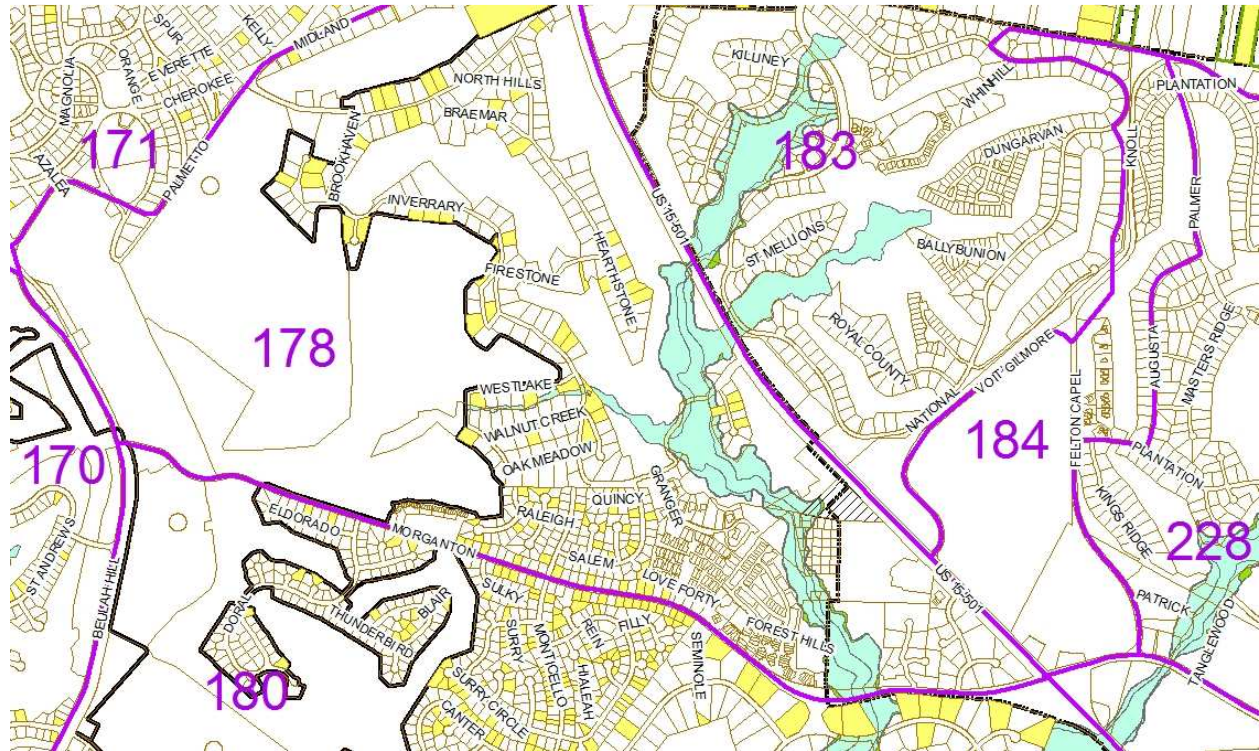
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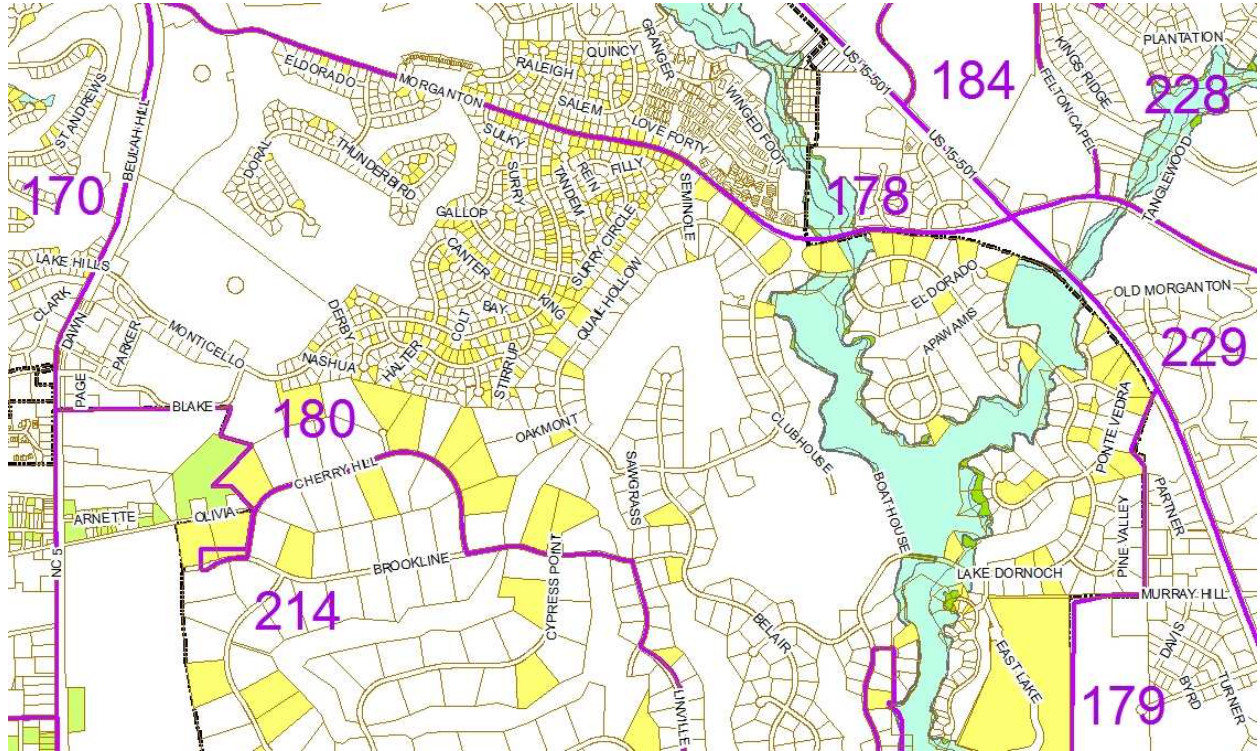
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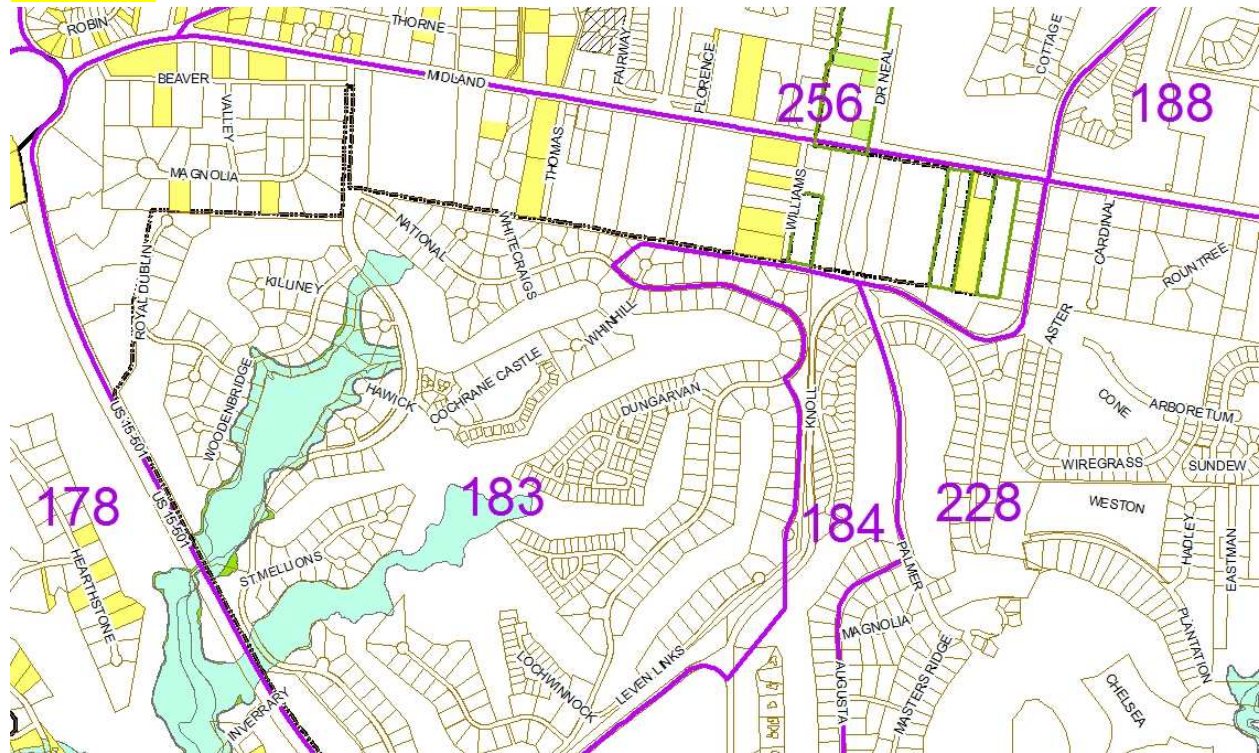
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Low growth

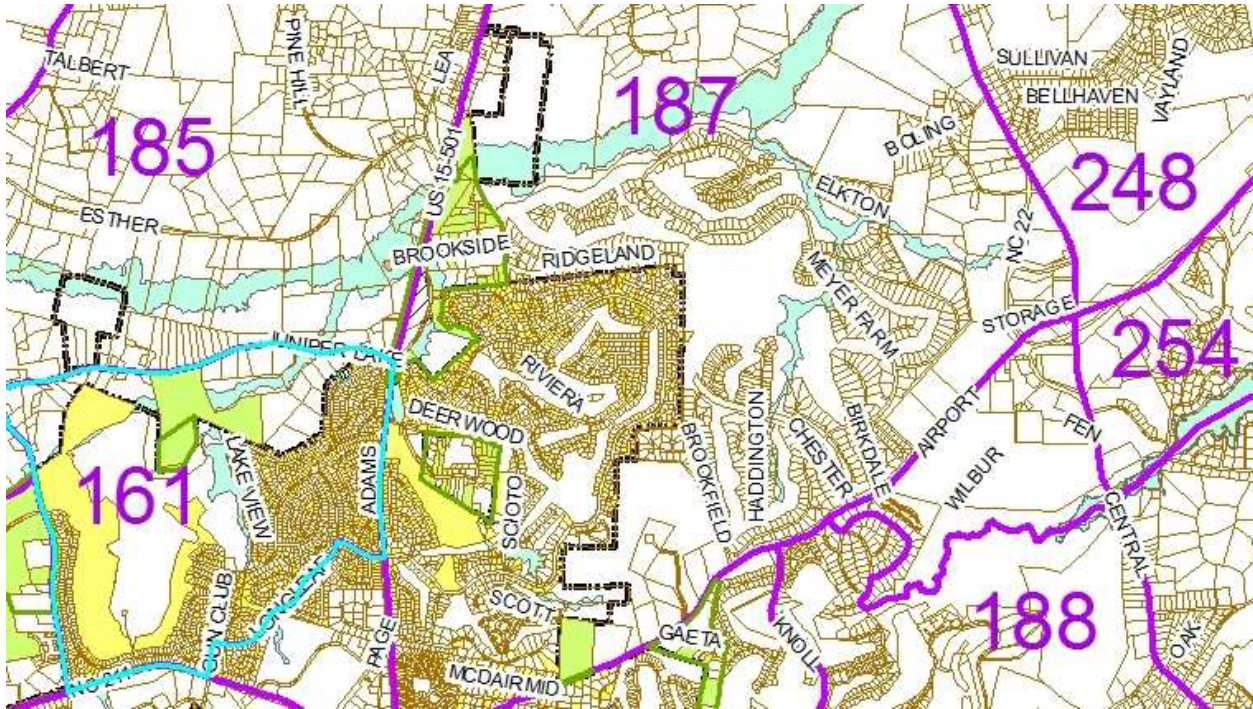


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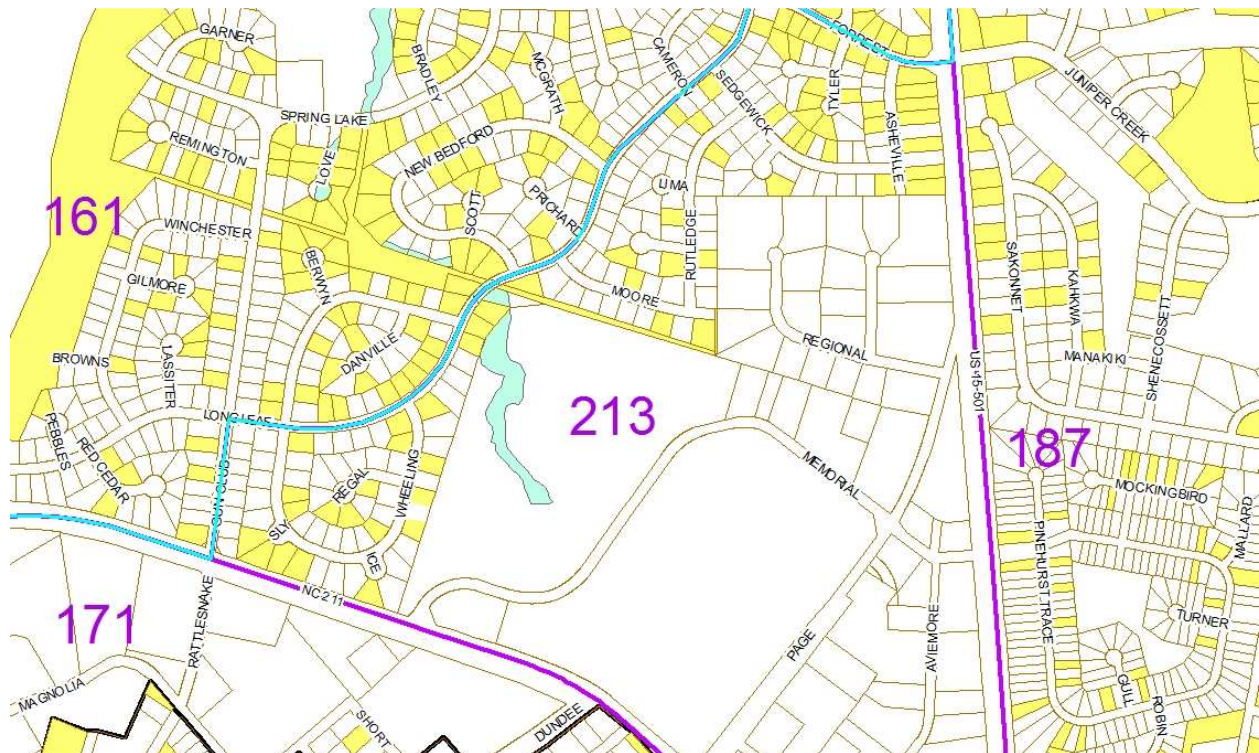


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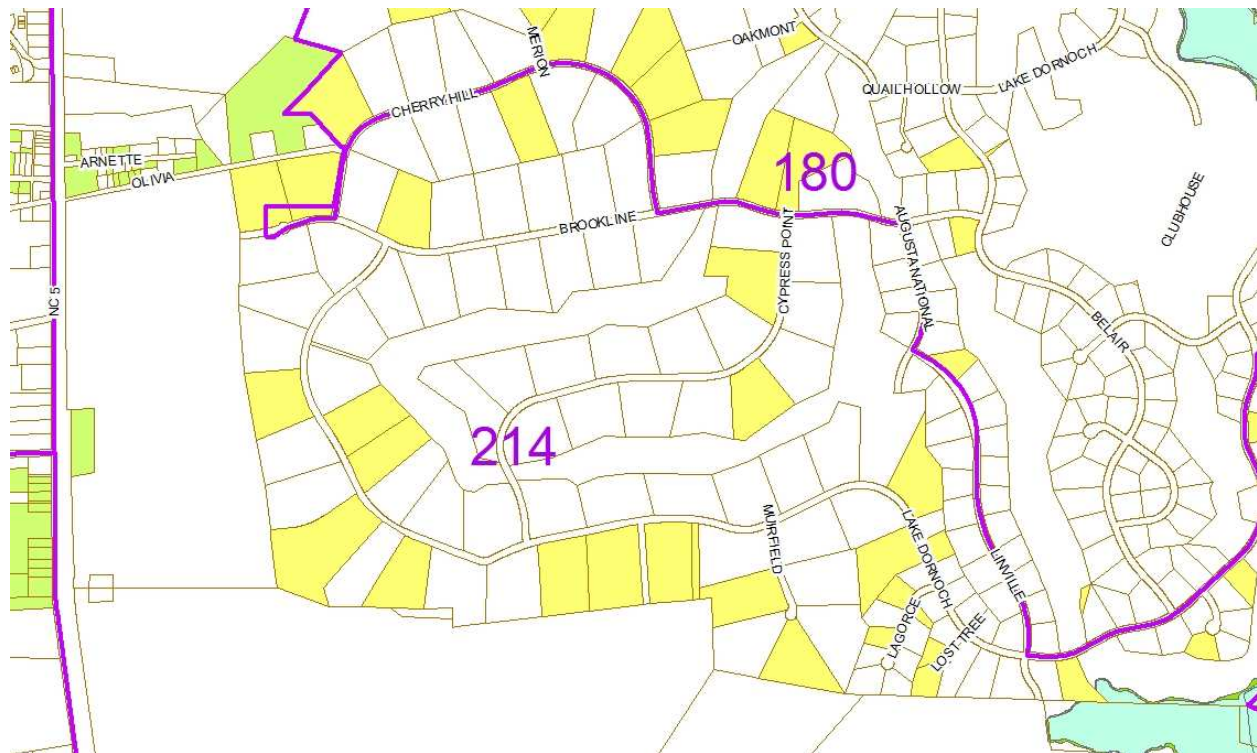
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